



**Seaside RV Resort & Cabanas
Planned Unit Development
("SRV-PUD")**

11/15/2016
(P&Z Submission Date)

8.822 acres

Applicant:

Stonemarc One, LLC (owner)
2510 De Four Trace
Seabrook, TX 77586
512-200-3727

Seaside RV Resort & Cabanas Planned Unit Development ("SRV-PUD")

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PROJECT OVERVIEW

Stonemarc One, LLC, owner of an **8.822 acre** site located on Red Bluff Road and Old SH-146 in Seabrook, is requesting a zoning change from C-2 to PUD for the purpose of developing the “**Seaside RV Resort & Cabanas**”. The development is planned to have up to 90 “Class A” RV sites and up to 40 rental cabanas (130 units total) and will be the first RV Resort in Seabrook.

The tract is currently vacant land, zoned C-2 and is approximately 1,400 feet long by 260-300 feet wide and is within the “North Planning Area”. The property has frontage on Old SH-146 (TXDOT ROW) and Red Bluff Road. The property is served by City of Seabrook water and sanitary sewer service. All storm water drainage is into TXDOT right-of-way, along Red Bluff Rd. to Old SH-146. A commercial entrance has been approved by TXDOT in the center of the western boundary onto Old SH-146. Stonemarc is requesting that the parcel be rezoned to a Planned Unit Development (“PUD”) to serve the recreational vehicle community.

Economic Impact:

The typical Seaside RV Resort guest is expected to spend \$80+ per day in Seabrook and the surrounding area over and above their daily rental. The draw of locale attractions including NASA, Clear Lake and the Kemah Boardwalk will attract many of our RV guests to Seabrook. Additionally, the “hotel” tax component (collected on the Cabanas), of the Seaside RV Resort is expected to generate HOT for the City of Seabrook in a addition to substantial property taxes to CCISD, Harris County and the City.

Seaside RV Resort & Cabanas

<u>LOCAL RETAIL SALES</u>	
RV Spaces & Cabanas	126
Occupancy %	65%
Spending rate per day	\$80
Annual local spending	\$2,391,480
5 Year - Local Retail Sales	\$11,957,400

<u>Cabana HOT-Hotel Occupancy Tax</u>	
Cabanas ONLY	37
Daily Rental	\$135
Occupancy %	65%
HOT-Hotel Occupancy Tax Rate	7%
Annual local spending	\$82,954
5 Year - HOT Tax Revenue	\$414,772

<u>Property Taxes</u>		<u>2.38%</u>
Current assessment-2016	\$408,000	\$9,690
Future improved assessment-estimate	\$4,000,000	\$95,000
Increase in Property Taxes	\$3,592,000	\$85,310
5 Year - Property Tax Revenue		\$426,550

Why A Planned Unit Development (“PUD”)

“A planned unit development (PUD) is a land use design incorporating the concepts of density transfer and common open space. The PUD designation serves as an “overlay zone.” In this capacity, the designation applies a new and different set of developmental guidelines to the base zoning district in which the parcel or property is located. When a parcel of land receives the PUD designation it continues to retain its standard zoning district classification. However, the added PUD designation enables the developer of the tract to modify the yard and setback requirements in concert with a documented plan that meets the regulations prescribed herein and which has been reviewed and approved by the planning and zoning commission. In many instances the creative use of the PUD concept facilitates urban design which is more efficient, safe, environmentally sensitive, interesting, visually pleasing, and socially integrated than the standard lot design.” (Municode- City of Seabrook TX Zoning Ordinance).

Stonemarc is seeking the PUD designation because it wishes to retain the underlying C-2 allowed uses and to add several additional uses not currently allowed in C-2, but allowed in other zoning districts. The current zoning of the entire tract as C-2 is not economically viable, as the site suffers from narrow geometry, lack of business visibility and minimal frontage along the SH-146 commercial corridor. The existing C-2 zoning, location and site geometry has deterred development of this site, creating a “long-term” vacant parcel with no economic benefit to Seabrook.

Stonemarc believes the combination of requested PUD uses will create a viable business and community asset. The RV Resort will bring additional jobs, sales tax revenue and hotel tax revenue to the City of Seabrook. The limited commercial visibility is sufficient for the Resort’s primary entrance on Old SH-146 and will accommodate the project’s limited auto and RV traffic. Should the entire tract be developed as a PUD RV Resort, the limited additional traffic would be primarily concentrated on Old SH-146 and would not adversely impact neighbors or other vehicles using Red Bluff. The project’s rear Red Bluff exit will be necessary for EMS services and should reduce though project traffic. The Red Bluff exit will be “one way only” with no left turn and an acceleration taper westbound. It will be designed with TxDOT guidance, to avoid any potential conflicts or safety issues with other vehicles approaching from the east. A traffic study has been performed and the site lines exceed roadway safety standards for the 25 MPH speed limit currently posted.

The market demand for RV Resorts in the Clear Lake area is very strong and will remain so, due to lack of quality locations such as the subject property. RV popularity has increased along with the Boomer population and RV Resorts meet the growing demand. Many Boomers are forgoing a 2nd home for a “Class A” RV. Texas is the 3rd largest RV Resort state in the US, just behind California and Florida. Most RV Resorts draw from a 150-250 mile radius, so our proximity to the Houston market is a distinct advantage.



Conceptual Plan Objectives

Seabrook lacks a quality RV Resort that will bring additional tourists, short term visitors and sales revenue to our community. The attached conceptual plan objective is to create an attractive and viable RV Resort, designed to serve the “Class A” RV market and to offer a limited number of cabanas expected to be classified as extended stay accommodations under the hotel/motel use category. The Resort will have a primary entrance/exit on Old SH-146 and a one-way secondary rear exit onto Red Bluff Road.

While the narrow site geometry creates several undue hardships for traditional C-2 development, it works very well for an RV Resort. The site is 260-300 feet wide and will accommodate 2 double loaded loop roads (east and west) connected by a double loaded connector road which borders the required dry detention pond. The required detention unduly constrains the site, by the low elevation of the only available drainage ditch, relative to the site elevation. The project will need to utilize pumped dry detention that will also serve as an open space pet recreation area. All internal streets will be private with several being one-way only. All streets and RV sites will be concrete and designed to accommodate Class A motor coaches and the largest of towable RVs. Each RV site will have full utilities and one or more car spaces.

The plan also envisions approximately 40 cabanas that will be rented as extended stay hotel rooms (daily-weekly). Each cabana will offer a full kitchen and will typically be 20 feet wide by +/- 30 feet deep, elevated on pilings. Parking will be under each cabana with typically 2 spaces per unit. The cabanas are located near the front (west) of the Resort and are served by their own loop road that connects to the RV areas and the main entrance. The speed limit within the Resort will be posted at 12 mph.



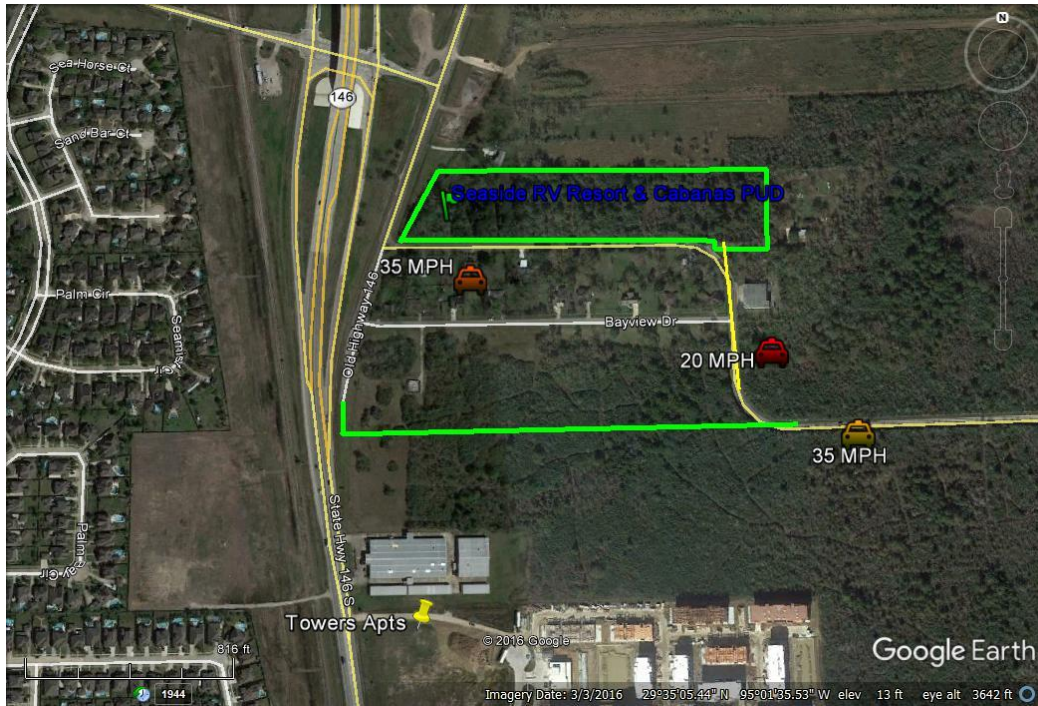
several gathering areas for guests.

The properties to the north and east of the property are zoned C-2, and the RV Resort will make an excellent transitional use between the R-2 to the South and the future commercial uses to the North. The requested rezoning is within the spirit of the PUD ordinance, and appropriately beneficial to the applicant, the residents and retail businesses of Seabrook.



Proposed- Master Plan

(see attached)



Ordinance – Seaside RV Resort & Cabanas PUD “SRV-PUD”

The following is the Zoning Ordinance for the Planned Unit Development “PUD” identified as the “Seaside RV Resort & Cabanas PUD”.

Seaside RV Resort & Cabanas - Planned Unit Development (PUD)

“A planned unit development (PUD) is a land use design incorporating the concepts of density transfer and common open space. The PUD designation serves as an “overlay zone.” In this capacity, the designation applies a new and different set of developmental guidelines to the base zoning district in which the parcel or property is located.

When a parcel of land receives the PUD designation it continues to retain its standard zoning district classification. However, the added PUD designation enables the developer of the tract to modify the yard and setback requirements in concert with a documented plan that meets the regulations prescribed herein and which has been reviewed and approved by the planning and zoning commission.” (City of Seabrook-Municode)

1.01.01. Description: The Seaside RV Resort & Cabanas – Planned Unit Development (“SRV-PUD”) district is designed to facilitate a compatible transition between the R-2 subdivision to the south and the industrial uses planned to the north. The SRV-PUD site is 8.822 acres located along Red Bluff Road and Old SH-146 in Seabrook, Texas and will include an RV Resort and any other commercial/retail uses allowed in the underlying C-2 zoning. These businesses are free (beyond their property lines) of pollution caused by noise, offensive odors, and the emission of airborne particles. Heavy arterial street traffic is characteristic of the district. The regulatory provisions of this district are aimed at achieving the specific goals and objectives identified in the Comprehensive Master Plan 2035.

1.01.02. Uses permitted by right and conditional uses: (Please see the comprehensive land use regulation matrix at the end of this article)

The SRV-PUD is intended to accommodate an additional select group of land-use activities not permitted within the underlying C-2 Zoned area of the community known as “North Planning Area.” In accordance with Comprehensive Master Plan 2035, the SRV-PUD is designed to compliment the special tourism attractions of Seabrook, the small town character, local businesses and its waterfront. The SRV-PUD will be served by public utilities and private internal roads. The land uses within this PUD are also intended to meet a portion of the community's transient, RV tourism demand. The SRV-PUD is primarily intended to create a high quality, Class A “RV” Recreational Vehicle Resort, intended to serve tourists travelling to and through the area, in addition to possible associated retail development along the Old SH-146 frontage. The RV Resort will provide an abundance of amenities and the basic elements of a balanced and attractive neighborhood. Internal stability, attractiveness, order, efficiency, security and the maintenance of property values are encouraged by the provision of adequate light, air and open space for all park sites and related facilities and through consideration of the proper functional relationships of these various elements.

Recreational Vehicle ("RV") Park development

1.02.01. Density: Maximum 15 RV Park "spaces" per gross acre (100 lots maximum)

1.02.02. Area regulations-typical RV Spaces:

- A. Space size: A minimum site size of 1,000 square feet per RV.
- B. Space width: Each space shall have a minimum width of 25 feet at the front street line.
- C. Space depth: Each space shall have a minimum depth of 40 feet.
- D. Pad Separation: All spaces shall have 5 feet between parking pads. However, for corner spaces, there shall be a side yard setback from the street of not less than 10 feet and all pads shall be set-back at least 10 feet from all property lines. .
- E. Pad Size: Each space shall provide a minimum 20 foot wide by 40 foot deep, RV paved parking pad, which will include the RV parking space and a car/truck/vehicle parking space.
- F. Each lot will provide individual RV utility connections to water, sanitary sewer and electricity.
- G. The recreation vehicle (RV) park shall be developed and operated in compliance with the following additional standards:
 - (1) Private Rights-of-way, design and paving standards shall conform to city standards.
 - (2) *Driveways and interior roads.*
 - a. *Access.* Access to the RV park shall be designed to minimize congestion and hazards at the entrance or exit and allow free movement of traffic on adjacent streets.
 - b. *General requirements.* The RV park shall provide safe and convenient vehicular access from abutting public streets or roads to the internal parking area or RV sites. All surfaces shall be paved with concrete or flexible base.
 - c. *Interior paving widths.* Interior driveways and roadways planned for two-way traffic should be 25 feet wide. One-way roads should be 20 feet wide. Inside turning radii should be a minimum of 25 feet, and outside turning radii 40 feet.
 - d. *Illumination.* The RV park will be furnished with uniform perimeter, roadway and pad site lighting units which direct the light downward and within the RV park.
 - (3) *Office and parking areas.* The RV park shall have a designated office on the site which is a permanent building, and a sign on the property providing information as to the office location.
 - (4) *Caretaker's quarters.* One existing residential structure may be retained or one new residential structure or mobile home may be permitted for the occupancy of the owner or operator of the RV Resort.
 - (5) *Pad site layout.*
 - a. Pull-through and back-in parking pads shall have full hookups and shall be not less than 20 feet wide and 40 feet long.
 - b. Any small RV with plumbing facilities will be required to have hookups.
 - c. Each site shall be supplied with an enclosed utility stand for all utility services.
 - d. Each site shall be level, with a maximum of one-inch variation for every five feet, side-to-side and end-to-end.
 - (6) *Water and wastewater systems.*
 - a. Adequately sized circulating looped water lines approved by the City shall be installed and connected to the City lines, at the owner's expense, for domestic use and fire protection.
 - b. Adequately sized sanitary sewer lines approved by the City to dispose of sanitary wastes shall also be installed and connected to the City sanitary sewer system at the owner's expense.

- c. Properly located and adequately sized easements as approved by the City for publicly maintained water or sewer lines on private property shall require dedication by separate instrument unless dedicated by plat.
- (7) *Drainage systems.* An adequate drainage system shall be designed by a Texas licensed engineer retained by the property owner to drain the RV park site into an approved drainage system, in accordance with plans and specifications approved by the City.
- (8) *Refuse handling.* The method of storage, collection and disposal of refuse in the RV park shall be approved by the City prior to site development plan approval.

Guest Cabana development

1.03.01. Density: Maximum 40 Cabanas total.

1.03.02. Area regulations-typical Cabana:

- A. Cabana size: Each Cabana shall be at least 500 square feet and the maximum size is 1,000 square feet.
- B. Cabana Setbacks: Each Cabana shall be setback from any public street, not less than 5 feet and shall be set-back not less than 10 feet from all property lines.
- C. Additional Cabana requirements shall include:
 - a. Access via the main entrance of the RV Park.
 - b. Each Cabana shall have at least 2 parking spaces.
 - c. Each Cabana shall contain a bathroom, kitchen, including a refrigerator, range-top, sink and cabinets.
 - d. Cabanas will be rented by the day or week and may be subject to hotel occupancy taxes. Extended stay rental may be up to 28 consecutive days total.
 - e. Provide on-site management 24 hours a day for check-in/check-out services, custodial and maintenance response and other guest services.
 - f. Provide daily or weekly housekeeping service and on-site or in-unit laundry facilities.
 - g. All Cabanas will be connected to public water and sewer and shall meet all applicable building codes as approved by the City.